

PB# 91-23

ANDREW WENKE

SBL 54-1-40

WENKE, ANDREW - SUBDIVISION #91-23
BETHLEHEM RD. (2 LOTS) (GREVAS)

Approved 11/6/91

General Receipt

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, N. Y. 12550

12243
September 23 19 91

Received of Andrew Wenke \$ 25.00

Twenty-five and 00/100 DOLLARS

For Application Fee Planning Board # 91-23

DISTRIBUTION:

FUND	CODE	AMOUNT
CB #303		25.00

By Pauline H. Townsend
Town Clerk
Title

Williamson Law Book Co., Rochester, N. Y. 14609

General Receipt

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, N. Y. 12550

12244
September 23 19 91

Received of Pauline H. Townsend \$ 300.00

Three Hundred and 00/100 DOLLARS

For Planning Board Escrow # 91-23
Andrew Wenke

DISTRIBUTION:

FUND	CODE	AMOUNT
CB #304		300.00

By Whi
Cyrtolly
Title

Williamson Law Book Co., Rochester, N. Y. 14609

Planning Board
Town Hall
555 Union Ave.
New Windsor, N.Y. 12550

NO. 91-23
November 7, 19 91

RECEIVED FROM Andrew Wenke

One Thousand 00/100 DOLLARS

One Lot Recreation Fee @ \$1,000.00 per lot

Account Total \$ 1,000.00

Amount Paid \$ 1,000.00

Balance Due \$ -0-

Maryl Mason, Secy for the P.B.
Juan Jappo

"THE EFFICIENCY LINE" AN AMPAD PRODUCT

General Receipt

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, N. Y. 12550

12329

General Receipt

12244

TOWN OF NEW WINDSOR

555 Union Avenue
New Windsor, N. Y. 12550

Received of

Pauline H. Townsend

\$ 300.00

Three hundred and 00/100

DOLLARS

For

Planning Board Escrow
Andrew Wenke

91-23

DISTRIBUTION

FUND	CODE	AMOUNT
CR# 304		\$ 300.00

By

Whi

Cathall

Title

Planning Board

Town Hall

555 Union Ave.

New Windsor, N.Y. 12550

NO. 91-23

November 7, 1991

RECEIVED FROM Andrew Wenke

One Thousand 00/100 DOLLARS

One Lot Recreation Fee @ \$1,000.00 per lot

Account Total \$ 1,000.00

Amount Paid \$ 1,000.00

Balance Due \$ -0-

Myra Manno, Secy for the P.B.

Susan J. Judd

"THE EFFICIENCY LINE" AN AMPAS PRODUCT

General Receipt

12329

TOWN OF NEW WINDSOR

555 Union Avenue
New Windsor, N. Y. 12550

Received of

Andrew Wenke

\$ 410.00

Four Hundred ten

00

DOLLARS

For

Planning Board #91-23 Approval Fees

DISTRIBUTION

FUND	CODE	AMOUNT
CR# 312		\$ 410.00

By

Pauline H. Townsend

Town Clerk

Title

91-23

Map Number 10386

City []

Section 54 Block 1 Lot 40

Town [X] NEW WINDSOR

Village []

Title: ANDREW WENKE

Dated: 10-17-91 REV. Filed 11-8-91

Approved by RONALD LANDER

on 11-6-91

Record Owner ANDREW P. WENKE & LESLIE A. LIEBER

1 SHEET

MARION S. MURPHY
Orange County Clerk



TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

¹⁷⁶³ June 24, 1992

Mr. Andrew Wenke
331 Bethlehem Road RD 2
New Windsor, NY 12553

SUBJECT: PLANNING BOARD APPROVAL FOR TWO LOT SUBDIVISION

Dear Mr. Wenke:

This is to verify that approval was granted November 6, 1991 for your application to the Town of New Windsor Planning Board for a two lot subdivision located on Bethlehem Road (tax map #54-1-40) located in the Town of New Windsor.

We hope this information is satisfactory and if you need any further assistance in the interim, please contact our office.

Very truly yours,

James R. Petro, Jr.
James R. Petro, Jr.,
Chairman for the Planning Board

JRP:mlm

cc: P.B. File #91-23

PLANNING BOARD
TOWN OF NEW WINDSOR

OF: 11/11/91

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

PROJECT NUMBER: 91-23

NAME: WENKE, ANDREW MINOR SUBDIVISION

APPLICANT: WENKE, ANDREW

--DATE--	DESCRIPTION-----	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
09/23/91	2 LOTS @ 150.00/EA	PAID		300.00	
10/16/91	P.B. MINUTES	CHG	18.00		
11/01/91	P.B. ENGINEER FEE	CHG	109.50		
		TOTAL:	127.50	300.00	-172.50

Please issue a check
in the amount of \$172.50 To

Andrew Wenke
331 Bethlehem Rd.
New Windsor, N.Y. 12553

**PREVIOUS
DOCUMENT
IN POOR
ORIGINAL
CONDITION**



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

- ☐ **Main Office**
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ **Branch Office**
400 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

5 November 1991

MEMORANDUM

TO: Myra Mason, Planning Board Secretary

FROM: Mark J. Edsall, P.E., Planning Board Engineer

SUBJECT: WENKE MINOR SUBDIVISION
PLANNING BOARD NO. 91-23

On 1 November 1991 I reviewed the final plan submitted for the subject subdivision, with revision date of 17 October 1991. Please be advised that this revised plan appears to address each of the corrections required per my review comments dated 16 October 1991, which were conditions of approval for the Board's conditional final approval on same date.

Respectfully submitted,



Mark J. Edsall, P.E.
Planning Board Engineer

MJEmk

A:11-5-2E.mk

Planning Board
Town of New Windsor
555 Union Avenue
New Windsor, NY
12550

April 8, 1993

Dear sir or Madam:

Yesterday I met with your Mr. Mark Edsall at a Town workshop and reviewed the inclosed "Revised Javdan Three Lot Subdivision Plan". I explained to Mark that this plan was the same as the previously submitted plan approved by the Town of New Windsor, Hamptonburgh, and Blooming Grove, filed with the County December 9, 1992, except for the Conrail R.O.W.. I had plotted on the filed plan the Conrail R.O.W. as shown on a plan supplied by Conrail as per my request. The County Tax Map people advised me in January of 1993 of a conflict between their Railroad maps on file and what was shown on my filed map. I met with them, confirmed their information with Conrail, and revised the map. I am herein asking that you approve and sign the enclosed revised and corrected map as reviewed by Mr. Fares, P.E., Town of Blooming Grove (Review letter enclosed), and as discussed with Mr. Edsall, P.E., your Town Engineer, at the above mentioned workshop meeting.

I apologize for the inconvenience and effort on your part caused by this incident and I assure you that I have made procedural changes in obtaining Railroad R.O.W. information that should prevent this from happening in the future.

Very truly yours,

Fred W. Staz
Fred W. Staz, P.L.S.
11 Robert Bruce Place,
Middletown, New York
10940

encl. Fares letter
3 mylar
3 prints

*Maps resigned } Maps picked
as of 4-19-93 @ } by Mrs. Staz
4/2.*

PLANNING BOARD REVIEW

92-23

Date: March 22, 1993
JAVDN201

Subdivision Name: Lands of Parvis & Shala Javdan

Section 1, Block 1, Lot 2
Road Location: Moffat Road

Owner: Parvis & Shala Javdan
Subdivider: Fred W. Staz, LS

Surveyor: Fred W. Staz, LS
Date of Plan: Revised 2/25/93

Type of review: Sketch Plan

COMMENTS:

This is the same plan that was previously approved with the exception of the Railroad R.O.W. layout. I think that the applicant should explain what has happened regarding that R.O.W.

In order for this plan to be granted Final approval by the Planning Board, the applicant should submit new Environmental Assessment forms. The Short Form should be sufficient. In addition, the other towns involved should sign off prior to Blooming Grove.



E. A. Fares, PE
Town Engineer

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 10/15/91

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 91-23

NAME: WENKE, ANDREW MINOR SUBDIVISION

APPLICANT: WENKE, ANDREW

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG	09/23/91	MUNICIPAL HIGHWAY	/ /	
ORIG	09/23/91	MUNICIPAL WATER	09/24/91	APPROVED
ORIG	09/23/91	MUNICIPAL SEWER	/ /	
ORIG	09/23/91	MUNICIPAL SANITARY	09/24/91	APPROVED
ORIG	09/23/91	MUNICIPAL FIRE	09/24/91	APPROVED
ORIG	09/23/91	PLANNING BOARD ENGINEER	/ /	

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 10/15/91

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
O [Disap, Appr]

FOR PROJECT NUMBER: 91-23

NAME: WENKE, ANDREW MINOR SUBDIVISION

APPLICANT: WENKE, ANDREW

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
09/17/91	WORK SESSION APPEARANCE	REVISE & SUBMIT

SUBDIVISION FEES - TOWN OF NEW WINDSOR

MINOR SUBDIVISION FEES:

APPLICATION FEE.....\$ 25.00
~~50.00~~

ESCROW:

RESIDENTIAL:

2 LOTS @ 150.00 (FIRST 4 LOTS).....\$ 300.00
 LOTS @ 75.00 (ANY OVER 4 LOTS).....\$

COMMERCIAL:

LOTS @ 400.00 (FIRST 4 LOTS).....\$
 LOTS @ 200.00 (ANY OVER 4 LOTS).....\$

TOTAL ESCROW DUE....\$ 300.00 Pd. 9/23/91

APPROVAL FEES MINOR SUBDIVISION:

PRE-PRELIMINARY PLAT APPROVAL.....\$ 50.00
 PRELIMINARY PLAT APPROVAL\$ 100.00
 FINAL PLAT APPROVAL (\$100.00 + \$5.00/LOT).....\$ 110.00
 FINAL PLAT SECTION FEE.....\$ 150.00
 BULK LAND TRANSFER...(\$100.00).....\$

TOTAL SUBDIVISION APPROVAL FEES.....\$ 410.00

RECREATION FEES:

1 LOTS @ \$1000.00 PER LOT.....\$ 1,000.00

THE FOLLOWING CHARGES ARE TO BE DEDUCTED FROM ESCROW:

PLANNING BOARD ENGINEER FEES.....\$ 109.50
 PLANNING BOARD ATTORNEY FEES.....\$
 MINUTES OF MEETINGS.....\$ 18.00
 OTHER.....\$

PERFORMANCE BOND AMOUNT.....\$

5% OF ABOVE AMOUNT.....\$

ESTIMATE OF PRIVATE IMPROVEMENTS: \$

4% OF FIRST \$50,000.00 OF ABOVE:.....\$

2% OF REMAINDER OF ABOVE:.....\$

TOTAL INSPECTION FEE DUE:.....\$

TOWN OF NEW WINDSOR

TOWN HALL, 555 UNION AVENUE
NEW WINDSOR, NEW YORK 12550

10/28/91

TO Frances Sullivan 384 Moores Hill Rd. DR.
New Windsor, NY 12553

DATE			CLAIMED	ALLOWED
12/16/91		Planning Board Meeting	75 00	
		Windsor Heights. 3 pgs	13 50	
	✓	Mobil Oil 90-50 22 pgs	99 00	
	✓	Twin Arch 7 pgs	31 00	
	✓	Mobil Plotkin 4 pgs	18 00	
	✓	Wenke 4 pgs	18 00	
	✓	Petro 2 pgs	9 00	
	✓	Catanzaro 5 pgs	22 50	
		Kelly Motors 4 pgs	18 00	
		Bernhardt 2 pgs	9 00	
		Misc. 2 pgs	9 00	
			322 50	
			322 50	

October 16, 1991

37

WENKE, ANDREW SUBDIVISION (91-23) BETHLEHEM ROAD

William Hildreth, L.S. of Grevas & Hildreth came before the Board representing this proposal.

MR. HILDRETH: Gentlemen, this is a proposed minor subdivision on the west side of Bethlehem Road right in front of Par 3 golf course. The original parcel is 3.35 acres consists of existing house and garage. The proposal is to cut off 46,230 square feet which is just a little over the one acre requirement, leave 2.29 acres with the existing house. All of the bulk requirements are met or exceeded. The septic system is going to be in the back. It's designed for a three bedroom house which is what they want to build. I'd like to point out is the house is not as actually as big as the square that's shown. Mr. Wenke gave me some vague house plans and what this box does is outline the entire footprint of the building. It contained a deck as well so that the three bedroom house is not as big as that square.

MR. MC CARVILLE: As we are looking at this lot, is Lydecker driveway to the left or right?

MR. HILDRETH: It would be to the left, that's the Par 3 golf course.

MR. MC CARVILLE: His driveway adjoins this on the left?

MR. HILDRETH: These two parcels here comprise the Par 3 golf course and I believe I stand corrected, okay.

MR. MC CARVILLE: This is not the house that we knocked on the door where the guy was concerned about the golf balls?

MR. BABCOCK: Definitely not. This is quite a ways from the entrance to the golf course. This is way up on the top of the hill.

MR. VAN LEEUWEN: I don't see any problem there.

MR. MC CARVILLE: I make a motion we take lead agency.

MR. VAN LEEUWEN: I'll second it.

October 16, 1991

38

ROLL CALL:

Mr. Petro	Aye
Mr. VanLeeuwen	Aye
Mr. McCarville	Aye
Mr. Lander	Aye
Mr. Dubaldi	Aye
Mr. Schiefer	Aye

MR. MC CARVILLE: I make a motion we declare a negative declaration.

MR. VAN LEEUWEN: I'll second it.

MR. SCHIEFER: Motion for a negative declaration.

ROLL CALL:

Mr. Petro	Aye
Mr. VanLeeuwen	Aye
Mr. McCarville	Aye
Mr. Lander	Aye
Mr. Dubaldi	Aye
Mr. Schiefer	Aye

MR. VAN LEEUWEN: I make a motion to approve it.

MR. PETRO: I'll second that motion.

MR. EDSALL: Want to waive the public hearing? Have you done that?

MR. VAN LEEUWEN: I make a motion, let me withdraw the motion and make a motion to waive the public hearing.

MR. PETRO: I'll second that.

MR. SCHIEFER: Motion has been made and seconded we have the public hearing on this matter.

ROLL CALL:

Mr. Petro	Aye
Mr. VanLeeuwen	Aye
Mr. McCarville	Aye

October 16, 1991

39

Mr. Lander Aye
Mr. Dubaldi Aye
Mr. Schiefer Aye

MR. VAN LEEUWEN: I'd like to make a motion that we approve the Wenke minor subdivision.

MR. HILDRETH: Preliminary/final approval?

MR. VAN LEEUWEN: Approve it, it's final.

MR. LANDER: Couple of Mark's comments in here.

MR. VAN LEEUWEN: Subject to Mark's comments before the map is signed they have got to be completed.

MR. EDSALL: There are minor corrections, I just want to make sure the plan is correct.

MR. PETRO: Before we vote on this, he brought up a good point we have a new schedule of fees, when we say we are giving final, Mike, do you want to talk about this? Do you want to clarify that with the preliminary? Is that going to take care of preliminary and final? You just said is this final or preliminary or do you want to do it at a different time?

MR. EDSALL: It should be a motion combining all the approvals.

MR. BABCOCK: You should make a motion combining all the approvals. You shouldn't say he's only receiving final approval. He's receiving all the approvals.

MR. VAN LEEUWEN: Including final.

MR. SCHIEFER: So, you can bill them extra?

MR. BABCOCK: Yes.

MR. EDSALL: And you have to for some odd case comply with the State law which says that you have to go through preliminary and final you are just giving him both at one night.

MR. VAN LEEUWEN: There's a motion on the floor.

October 16, 1991

10

MR. PETRO: I'll second that motion.

MR. VAN LEEUWEN: Subject to Mark's approval.

MR. SCHIEFER: Preliminary and final?

MR. VAN LEEUWEN: Including all approvals subject of Mark's comments.

MR. PETRO: I'll second it.

ROLL CALL:

Mr. Petro	Aye
Mr. VanLeeuwen	Aye
Mr. McCarville	Aye
Mr. Lander	Aye
Mr. Dubaldi	Aye
Mr. Schiefer	Aye



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

- ☐ **Main Office**
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ **Branch Office**
400 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

PROJECT NAME: WENKE MINOR SUBDIVISION
PROJECT LOCATION: BETHLEHEM ROAD
SECTION 54-BLOCK 1-LOT 40
PROJECT NUMBER: 91-23
DATE: 16 OCTOBER 1991
DESCRIPTION: THE APPLICANT HAS SUBMITTED A PLAN FOR THE
SUBDIVISION OF A 3.35 +/- ACRE PARCEL INTO TWO (2)
SINGLE-FAMILY RESIDENTIAL LOTS. THE PLAN WAS
REVIEWED ON A CONCEPT BASIS ONLY.

1. The "required" information shown on the bulk table for the R-1 Zone appears correct. The "provided" information should be verified/corrected as follows:
 - a. Verify lot width for proposed Lot 2.
 - b. Correct single side yard setback for Lot 1 (should be dimensioned to addition).
 - c. Revise total side yards for Lot 1 based on Item (b) above.
 - d. Correct provided maximum building heights for both lots (indicate existing height for Lot 1 and indicate maximum allowable feet for Lot 2).
2. The sanitary disposal system depicted on the plan appears acceptable and exceeds the minimum requirements of the New York State Department of Health, based on the field tests/information indicated on the plan.
3. The plan should clearly verify that the adjoining lands of Lydecker are vacant (as was discussed during the Work Session).
4. The Planning Board may wish to assume the position of Lead Agency under the SEQRA process.

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

-2-

PROJECT NAME: WENKE MINOR SUBDIVISION
PROJECT LOCATION: BETHLEHEM ROAD
SECTION 54-BLOCK 1-LOT 40
PROJECT NUMBER: 91-23
DATE: 16 OCTOBER 1991

5. The Planning Board should determine if a Public Hearing will be necessary for this minor subdivision, or if same can be waived per Paragraph 4.B of the Subdivision Regulations.
6. At such time that the Planning Board has made further review of this application, further engineering reviews and comments will be made, as deemed necessary by the Board.

Respectfully submitted,


Mark J. Edsall, P.E.
Planning Board Engineer

MJEmk

A:WENKE.mk

SEP 23 1991

91- 23
ORIG.

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, SANITARY INSP.,
D.O.T., O.C.H., O.C.P., D.P.W., WATER, SEWER, HIGHWAY, REVIEW
FORM:

The maps and plans for the Site Approval _____
Subdivision _____ as submitted by
Greene & Hildreth for the building or subdivision of
Andrew Wenke has been
reviewed by me and is approved ☒
disapproved _____

If disapproved, please list reason _____

HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

Lynan D. Masten Jr.

SANITARY SUPERINTENDENT

Sept. 24, 1991

DATE

✓
C.C.H.E.

9-24-91

SEP 23 1991

91-23

ORIG.

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, SANITARY INSP.,
D.O.T., O.C.H., O.C.P., D.P.W., WATER, SEWER, HIGHWAY, REVIEW
FORM:

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by

Grevas & Hill for the building or subdivision of

Andrew Weake has been

reviewed by me and is approved ☒

disapproved ☐

~~If disapproved, please list reason~~

There is no town water in this area

HIGHWAY SUPERINTENDENT

Jan D. D.
WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE

CC: M.E.

INTER OFFICE CORRESPONDENCE

TO: Town Planning Board
FROM: Town Fire Inspector
DATE: 24 September 1991
SUBJECT: Andrew Wenke Subdivision

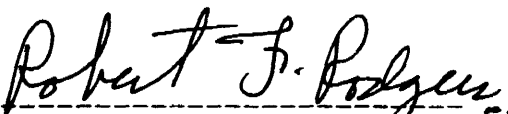
PLANNING BOARD REFERENCE NUMBER: PB-91-23
DATED: 23 September 1991

FIRE PREVENTION REFERENCE NUMBER: FPS-91-076

A review of the above referenced subject site plan has been conducted on 24 September 1991.

This subdivision plan is acceptable.

PLANS DATED: 19 September 1991.


Robert F. Rodgers; CQA
Fire Inspector

RFR:mr
Att.

✓
CC: H.E.



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

- ☐ Main Office
45 Ouassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ Branch Office
400 Broad Street
Mifflord, Pennsylvania 18337
(717) 296-2765

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN/VILLAGE OF New Windsor

P/B # 91-23

WORK SESSION DATE: 17 Sept 91

APPLICANT RESUB.
REQUIRED: Yes Fall

REAPPEARANCE AT W/S REQUESTED: No

PROJECT NAME: Wenke

PROJECT STATUS: NEW ✓ OLD

REPRESENTATIVE PRESENT: Bill Hildebrandt

MUNIC REPS PRESENT: BLDG INSP. X
FIRE INSP. Bib
ENGINEER ✓
PLANNER
P/B CHMN.
OTHER (Specify)

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- Rephraser Rd.
- Show approx table & SDS lot 1
- bulk table
- cell out for 3
- culvert along ^{tree's on road by 14th Sept} Bethlehem Rd - cond w/skip
- App'l Box

91- 23

Planning Board
Town of New Windsor
555 Union Avenue
New Windsor, NY 12550

(This is a two-sided form)

Date Received _____
Meeting Date _____
Public Hearing _____
Action Date _____
Fees Paid _____

APPLICATION FOR ~~SITE PLAN~~, SUBDIVISION PLAN,
~~OR LOT LINE CHANGE~~ APPROVAL

1. Name of Project ANDREW WENKE MINOR SUBDIVISION
2. Name of Applicant ANDREW WENKE Phone 564-3437
Address 331 BETHLEHEM ROAD RD 2 NEW WINDSOR N.Y. 12553
(Street No. & Name) (Post Office) (State) (Zip)
3. Owner of Record ANDREW WENKE Phone (SAME)
Address (SAME)
(Street No. & Name) (Post Office) (State) (Zip)
4. Person Preparing Plan GREVAS & HILDRETH, L.S., P.C. Phone 562-8667
Address 33 QUASSAICK AVE NEW WINDSOR N.Y. 12553
(Street No. & Name) (Post Office) (State) (Zip)
5. Attorney / Phone /
Address /
(Street No. & Name) (Post Office) (State) (Zip)
6. Person to be notified to represent applicant at Planning Board Meeting GREVAS & HILDRETH, L.S., P.C. Phone 562-8667
(Name)
7. Location: On the WEST side of BETHLEHEM ROAD
250 feet ± SOUTH
(Street) (Direction)
of MOUNT AIRY ROAD
(Street)
8. Acreage of Parcel 3.35± AC. 9. Zoning District R-1
10. Tax Map Designation: Section 54 Block 1 Lot 40
11. This application is for MINOR SUBDIVISION
(Two Lots)

12. Has the Zoning Board of Appeals granted any variance or a Special Permit concerning this property? NO

If so, list Case No. and Name N/A

13. List all contiguous holdings in the same ownership
Section _____ Block _____ Lot(s) NONE

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

OWNER'S ENDORSEMENT

(Completion required ONLY if applicable)

COUNTY OF ORANGE

SS.:

STATE OF NEW YORK

_____ being duly sworn, deposes and says
that he resides at _____
in the County of _____ and State of _____
and that he is (the owner in fee) of _____

(Official Title)

of the Corporation which is the Owner in fee of the premises described in the foregoing application and that he has authorized _____ to make the foregoing application for Special Use Approval as described herein.

I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND INFORMATION, AND ALL STATEMENTS AND INFORMATION CONTAINED IN THE SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.

Sworn before me this

X _____
(Owner's Signature)

18th day of September 1989

(Applicant's Signature)

Carol A. Owen

Notary Public
CAROL A. OWEN
Notary Public, State of New York
No. 4957407
Qualified in Orange County
Term Expires Oct. 16, 1991

OWNER / APPLICANT
(Title)

PROJECT I.D. NUMBER

817.21

Appendix C

91-23

SEQR

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR <u>ANDREW WENKE</u>	2. PROJECT NAME <u>ANDREW WENKE MINOR SUBDIVISION</u>
3. PROJECT LOCATION: Municipality <u>TOWN OF NEW WINDSOR</u> County <u>ORANGE</u>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <u>WEST SIDE OF BETHLEHEM ROAD</u> <u>250' ± SOUTH OF MOUNT AIRY ROAD</u>	
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <u>TWO LOT MINOR SUBDIVISION CREATING ONE BUILDING LOT AND REMAINING HOUSE LOT OF 1.06 AC AND 2.29 AC RESPECTIVELY</u>	
7. AMOUNT OF LAND AFFECTED: Initially <u>3.35</u> acres Ultimately <u>3.35</u> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input checked="" type="checkbox"/> Other Describe: <u>PAR 3 GOLF COURSE</u>	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input type="checkbox"/> No <u>N/A</u>	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: <u>ANDREW WENKE</u>	Date: <u>9/18/91</u>
X Signature: <u>[Signature]</u>	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12? If yes, coordinate the review process and use the FULL EAF.

☐ Yes ☐ No

B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency.

☐ Yes ☐ No

C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)

C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:

C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:

C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:

C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:

C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:

C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:

C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:

D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?

☐ Yes ☐ No If Yes, explain briefly

PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

☐ Check this box if you have identified one or more potentially large or significant adverse impacts which **MAY** occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.

☐ Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action **WILL NOT** result in any significant adverse environmental impacts **AND** provide on attachments as necessary, the reasons supporting this determination:

Name of Lead Agency

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from responsible officer)

Date

PROXY STATEMENT
for submittal to the
TOWN OF NEW WINDSOR PLANNING BOARD

ANDREW WENKE, deposes and says that he
resides at 331 BETHLEHEM ROAD RD 2 NEW WINDSOR
(Owner's Address)

in the County of ORANGE

and State of NEW YORK

and that he is the owner in fee of TAX MAP SECTION 54
BLOCK 1 LOT 40

which is the premises described in the foregoing application and
that he has authorized GREVAS & HEDRETH, L.S., P.C.
to make the foregoing application as described therein.

Date: 9/18/91

X [Signature]
(Owner's Signature)

[Signature]
(Witness' Signature)

THIS FORM CANNOT BE WITNESSED BY THE PERSON OR REPRESENTATIVE OF
THE COMPANY WHO IS BEING AUTHORIZED TO REPRESENT THE APPLICANT
AND/OR OWNER AT THE MEETINGS.

991-233

TOWN OF NEW WINDSOR PLANNING BOARD

MINOR SUBDIVISION CHECKLIST

I. The following items shall be submitted with a COMPLETED Planning Board Application Form.

1. ☒ Environmental Assessment Statement
- *2. ☒ Proxy Statement
3. ☒ Application Fees
4. ☒ Completed Checklist

II. The following checklist items shall be incorporated on the Subdivision Plat prior to consideration of being placed on the Planning Board Agenda.

1. ☒ Name and address of Applicant.
- *2. ☒ Name and address of Owner.
3. ☒ Subdivision name and location.
4. ☒ Tax Map Data (Section-Block-Lot).
5. ☒ Location Map at a scale of 1" = 2,000 ft.
6. ☒ Zoning table showing what is required in the particular zone and what applicant is proposing.
7. N/A Show zoning boundary if any portion of proposed subdivision is within or adjacent to a different zone.
8. ☒ Date of plat preparation and/or date of any plat revisions.
9. ☒ Scale the plat is drawn to and North Arrow.
10. ☒ Designation (in title) if submitted as Sketch Plan, Preliminary Plan or Final Plan.
11. ☒ Surveyor's certification.
12. ☒ Surveyor's seal and signature.

*If applicable.

91- 23

13. ✓ Name of adjoining owners.
14. N/A Wetlands and 100 foot buffer zone with an appropriate note regarding D.E.C. requirements.
- *15. N/A Flood land boundaries.
16. ✓ A note stating that the septic system for each lot is to be designed by a licensed professional before a building permit can be issued.
17. ✓ Final metes and bounds.
18. ✓ Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical centerline of the street.
19. N/A Include existing or proposed easements.
20. N/A Right-of-Way widths.
21. N/A Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 16 ft. wide).
22. ✓ Lot area (in square feet for each lot less than 2 acres).
23. ✓ Number the lots including residual lot.
24. N/A Show any existing waterways.
- *25. N/A A note stating a road (or any other type) maintenance agreement is to be filed in the Town Clerk's Office and County Clerk's Office.
26. ✓ Applicable note pertaining to owners' review and concurrence with plat together with owners' signature.
27. ✓ Show any existing or proposed improvements, i.e., drainage systems, waterlines, sewerlines, etc. (including location, size and depths).
28. ✓ Show all existing houses, accessory structures, existing wells and septic systems within 200 ft. of the parcel to be subdivided.

*If applicable.

91 - 23

29. ✓ Show all and proposed on-site "septic" system and well locations; with percolation and deep test locations and information, including date of test and name of professional who performed test.
30. ✓ Provide "septic" system design notes as required by the Town of New Windsor.
31. ✓ Show existing grade by contour (2 ft. interval preferred) and indicate source of contour data.
32. ✓ Indicate percentage and direction of grade.
33. N/A Indicate any reference to previous, i.e., file map date, file map number and previous lot number.
34. ✓ Provide 4" wide x 2" high box in area of title block (preferably lower right corner) for use by Planning Board in affixing Stamp of Approval.
35. N/A Indicate location of street or area lighting (if required).

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGEMENT:

The plat for the proposed subdivision has been prepared in accordance with this checklist and the Town of New Windsor Ordinances, to the best of my knowledge.

By: William B. Childress L.S.
Licensed Professional

Date: September 18, 1991

SEP 23 1991

91-23

& Grevas
Hildreth, P.C. LAND SURVEYORS
33 QUASSACK AVENUE, NEW WINDSOR, NEW YORK 12553
TELEPHONE: (914) 562-8667

LAND SURVEYS
SUBDIVISIONS

SITE PLANNING
LOCATION SURVEYS

20 September 1991

Town of New Windsor Planning Board
555 Union Avenue
New Windsor, NY 12553

Att: Ms. Myra Mason, Planning Board Secretary

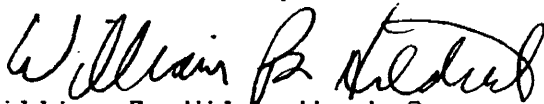
SUBJECT: ANDREW WENKE SUBDIVISION

Dear Ms. Mason:

Attached please find fifteen (15) copies of the Subdivision plan along with the Application, Application fee (\$25), Engineering Review Escrow Fee (\$300), completed Application, Proxy statement, Short Environmental Assessment Form and Minor Subdivision Checklist in the Subject matter. Please have this item placed on the next available Planning Board Agenda.

If you should have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours,

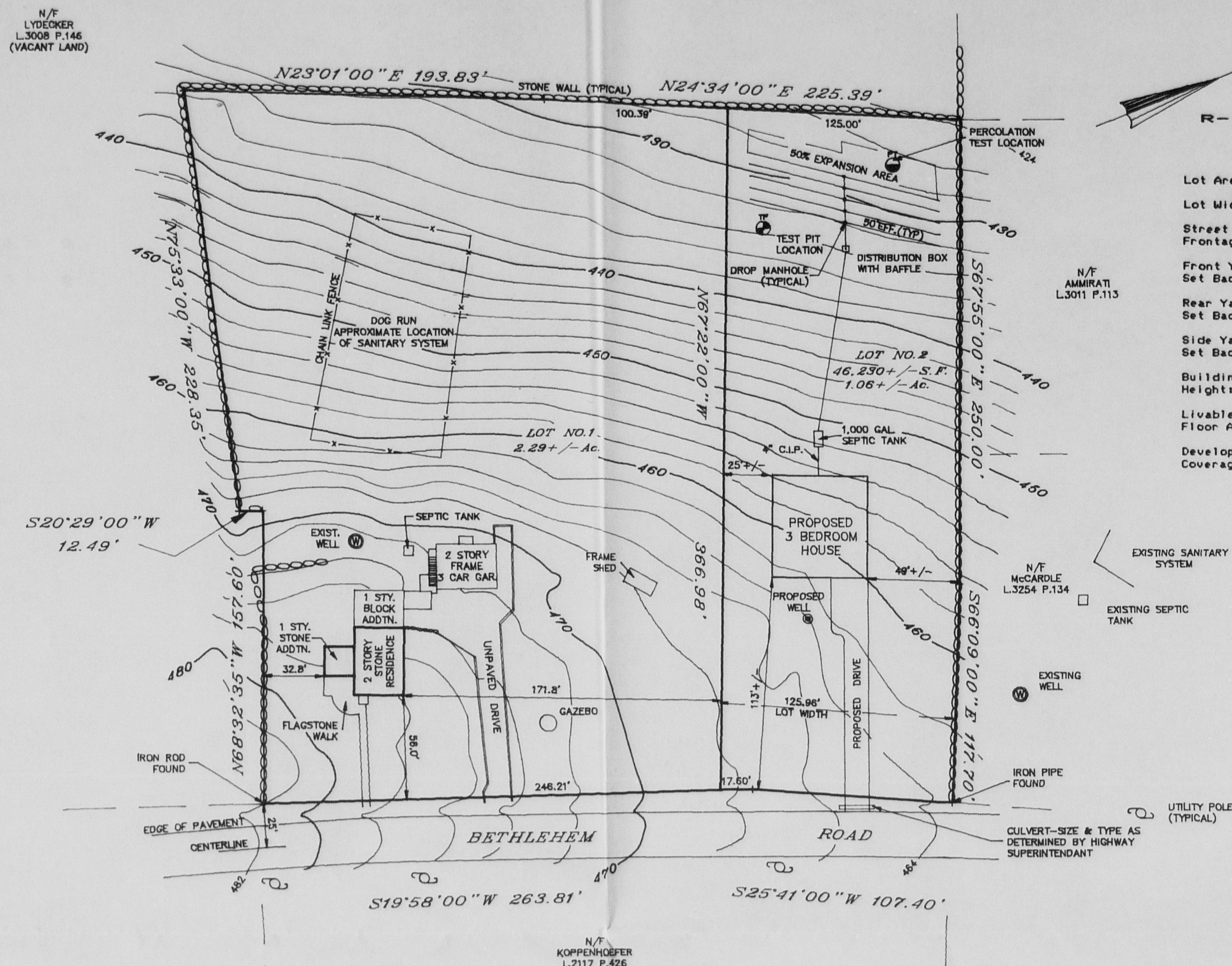


William B. Hildreth, L.S.

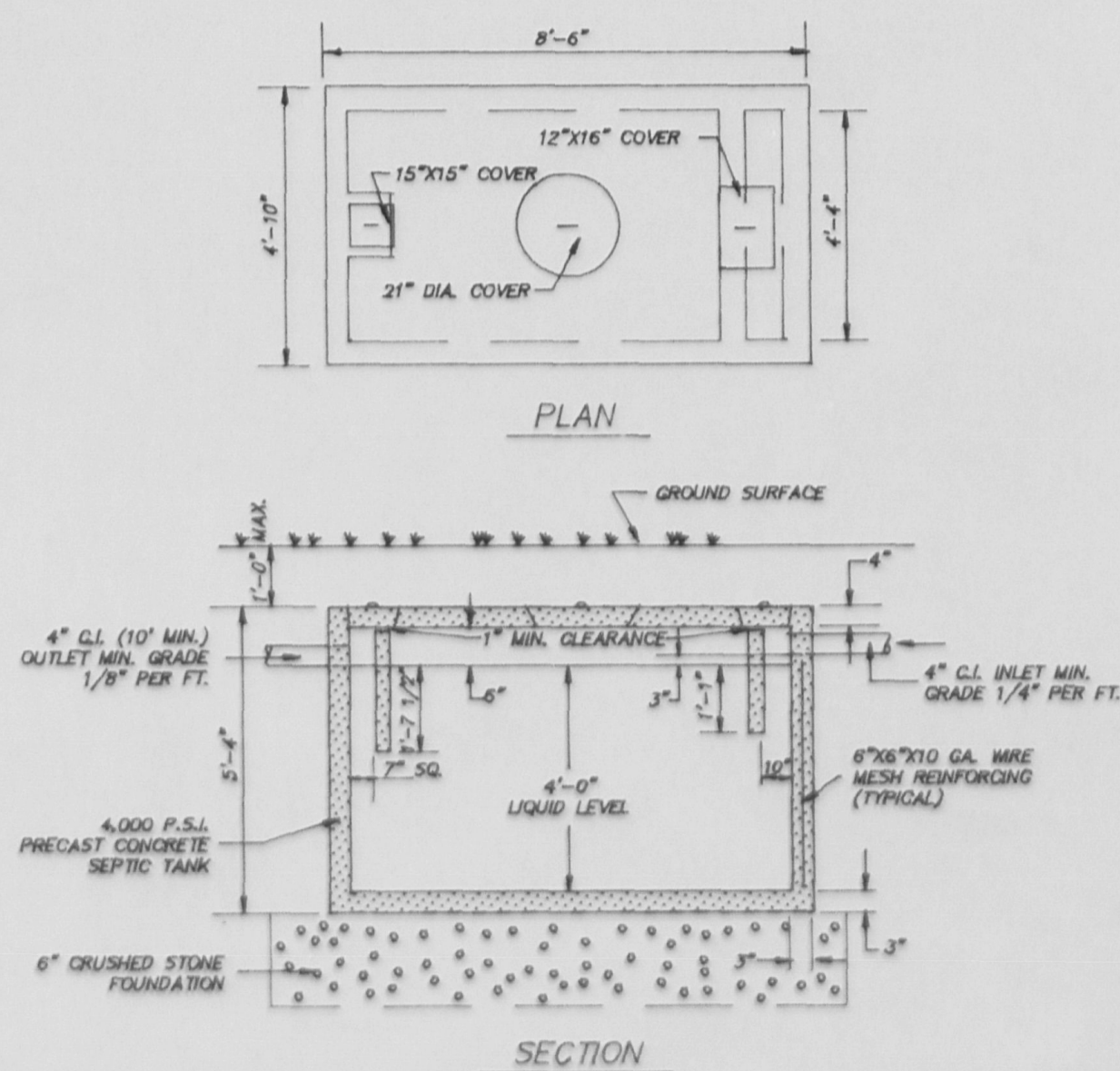
encl/as
WBH/cmg

cc Andrew Wenke

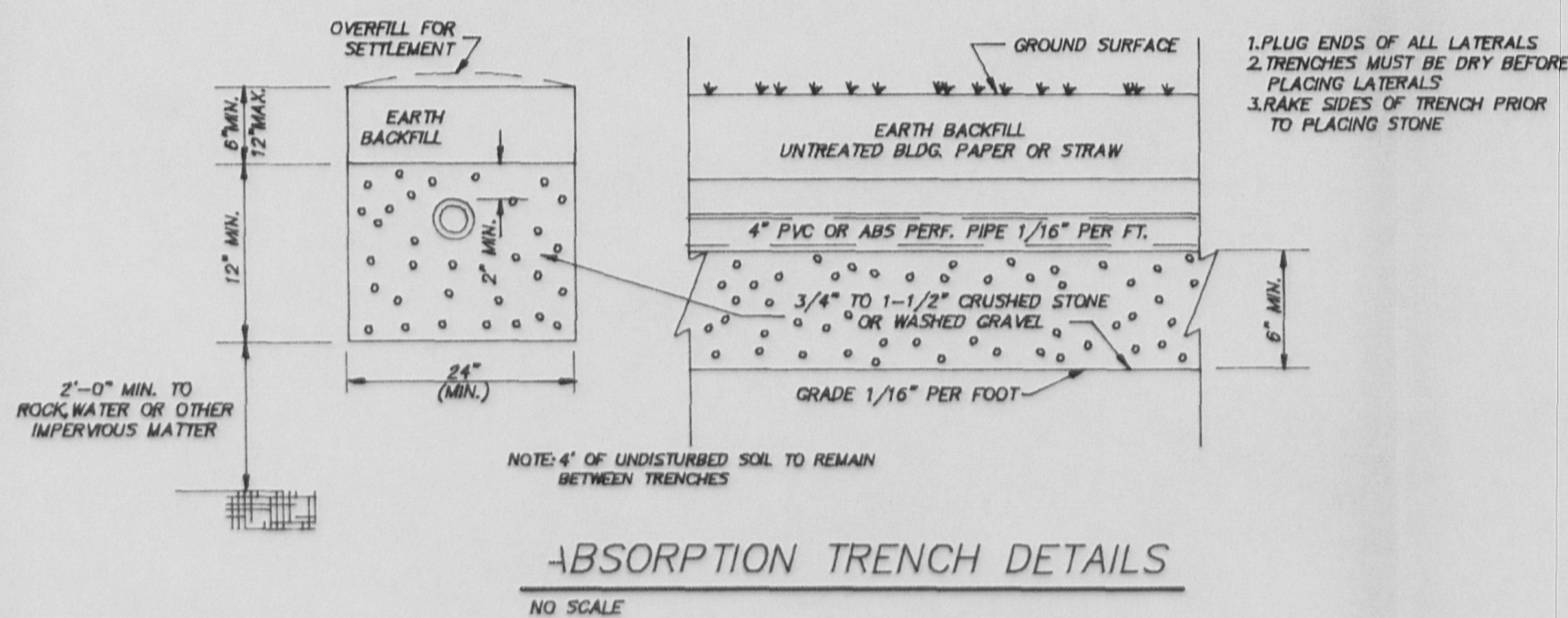
N/F
LYDECKER
L.3008 P.146
(VACANT LAND)



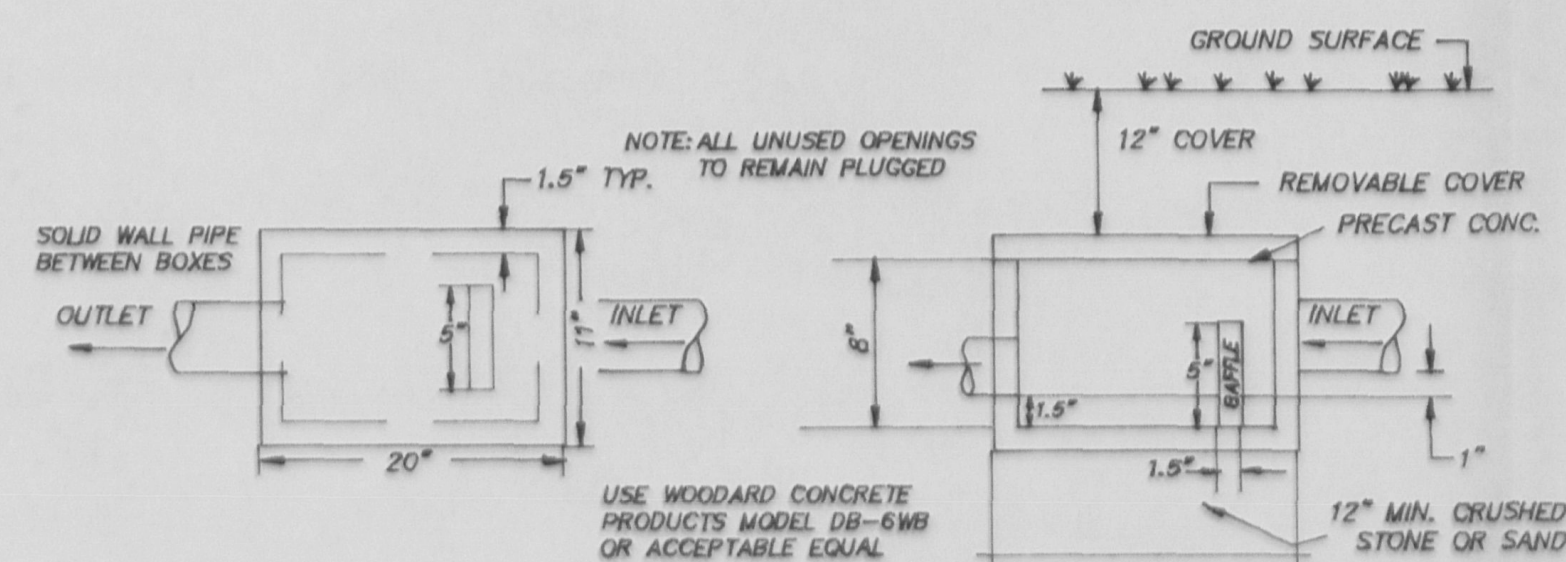
SUBDIVISION PLAN
SCALE: 1"=50'



SEPTIC TANK DETAILS, 1000 GAL.
NO SCALE



ABSORPTION TRENCH DETAILS
NO SCALE



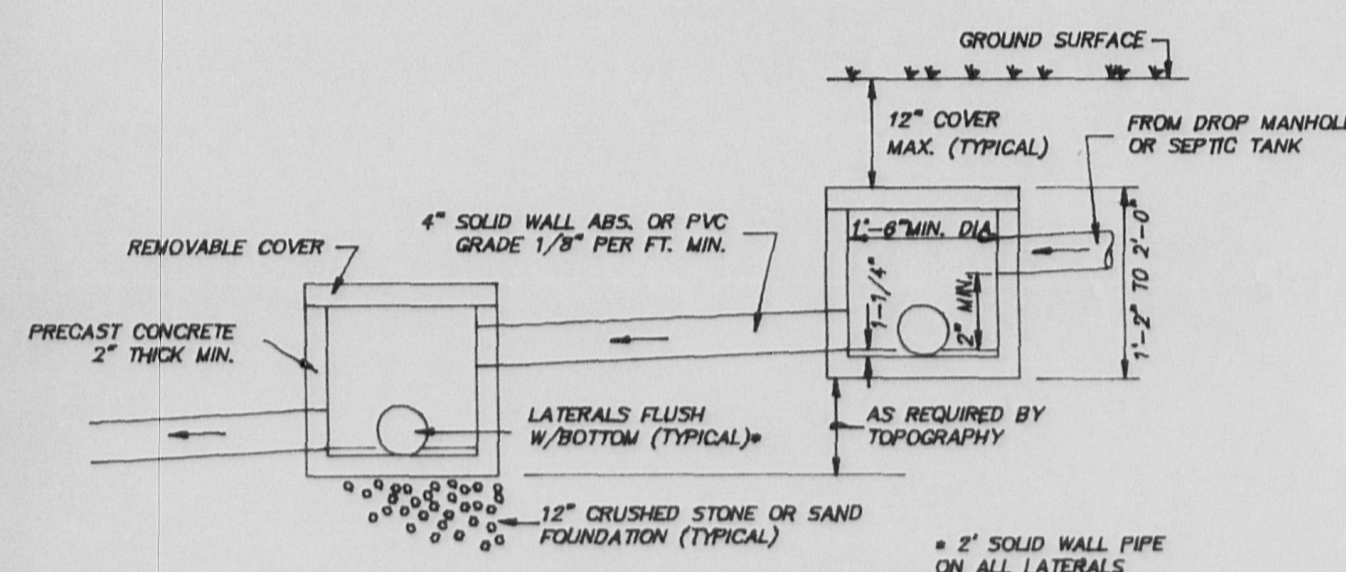
DISTRIBUTION BOX DETAILS
(WITH BAFFLE)
NO SCALE

R-1 ZONE ZONE BULK REQUIREMENTS

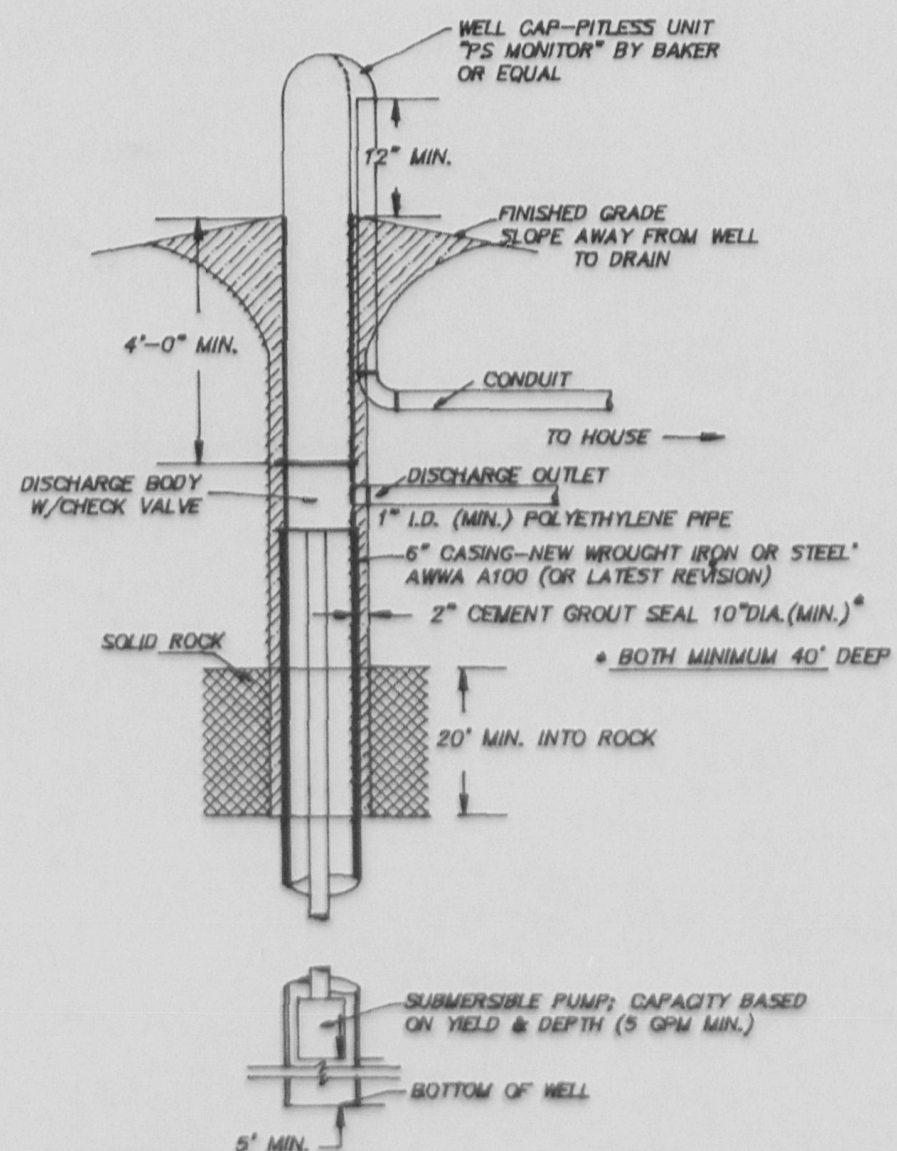
	Required	Provided Lot 1	Provided Lot 2
Lot Area:	43,560 SF Min.	2.29 AC	46,230 S.F.
Lot Width:	125' Min.	245' +/-	125.96
Street Frontage:	70' Min.	246.2	125.0
Front Yard Set Back:	45' Min.	56.0'	113' +/-
Rear Yard Set Back:	50' Min.	265' +/-	195' +/-
Side Yard Set Back:	20'/40' Min.	32.8'/204.6	25' +/- / 74' +/-
Building Height:	35' Max.	29' (Existing)	35' Max. Allowed
Livable Floor Area:	1200 S.F. Min.	2,400 +/- S.F.	2,000 +/- S.F.
Development Coverage:	10% Max.	2.4% +/-	2.2% +/-

DEEP TEST PIT OBSERVATION: 10 SEPTEMBER 1991

12" TOPSOIL
6"-0" SANDY LOAM WITH A TRACE
OF CLAY AND STONE COBBLES
NO BEDROCK OR GROUND WATER AT
7'-0"



DROP MANHOLE DETAIL
NO SCALE



WELL DETAIL
NO SCALE

SANITARY SEWAGE DISPOSAL SYSTEM NOTES

- Sanitary Sewage Disposal Systems must be constructed in the locations shown, unless additional satisfactory soils tests are performed by a N.Y.S. LICENSED DESIGN PROFESSIONAL.
- There are no existing wells or sanitary systems on adjoining properties within the N.Y.S. DEPARTMENT OF HEALTH SEPARATION REQUIREMENTS.
- All equipment and its installation shall be in accordance with the Approved Plans and subject to the inspection and approval of all applicable local and Governmental Agencies having jurisdiction including the following:
NEW YORK STATE DEPARTMENT OF HEALTH
TOWN OF NEW WINDSOR SEWER DEPARTMENT
- Precast concrete septic tank capacity shown hereon is minimum.
- Lateral outlets from Distribution Boxes shall be solid-wall pipe for a distance of two (2) feet from the distribution boxes.
- Minimum separations required from septic disposal system:
Property line: 10'
Wells: Upgrade from San. Syst.: 100'
Downgrade from San. Syst.: 200'
House to absorp. syst.: 20'
House to septic tank: 10'
Surf. water to absorp. syst.: 100'
Septic tank to well: 50'
- Precast concrete structures as manufactured by:
Woodard Concrete Products, Inc. Fairview Block Supply Corp.
Bullville, New York 68 Violet Avenue
Poughkeepsie, NY
or approved equal.
- Cellar, roof, footing drains to be diverted from sanitary system areas.
- Surface water shall be diverted from sanitary system areas and wells.
- Water softener recharge waste shall not be discharged to the sewage disposal system. A separate disposal system for that waste is required.

DESIGN CRITERIA

Percolation tests performed 18 September 1991
Stabilized percolation rate - 33 min.
Number of Bedrooms - 3
Design flow rate - 450 gallons per day
Absorptive rate - 0.5 gallons per day/S.F.
Absorptive trench - 450 linear feet required
500 linear feet provided

OWNERS CONSENT:
I have reviewed this plan and find it acceptable.

CERTIFICATION
COUNTY OF ORANGE Local Law # 1 of 1989
I hereby certify that the Water and Sewer Systems shown on this plan were designed in accordance with the Standard and Requirements promulgated by the N.Y.S. Departments of Health and Environmental Conservation for residential lots as amended from time to time, and further that such design is based on actual soil and site conditions found upon such lot at the design location at the time of design.

CERTIFICATION
I hereby certify that this plan resulted from an actual field survey of the indicated premises completed on 10 SEPT.1991 performed in accordance with the code of practice adopted by the N.Y.S. Association of Professional Land Surveyors, Inc., and is, to the best of my knowledge and belief, correct.

PLANNING BOARD APPROVAL

SUB DIVISION	APPROVAL GRANTED
BY TOWN OF NEW WINDSOR PLANNING BOARD	
ON NOV 6 1991	
BY RONALD LANDER	
SECRETARY	

Grevas & Lindreth LAND SURVEYORS
33 QUASADOK AVENUE, NEW WINDSOR, NEW YORK 12553
TEL: (514) 562-8667

REVISIONS	DATE	DESCRIPTION
1	10/17/91	REVISED PER PLANNING BOARD COMMENTS OF 10/16/91

PLAN FOR:	TOWN OF NEW WINDSOR	ORANGE COUNTY	NEW YORK
Drawn: SRG	Checked: WJH	Scale: As Shown	Date: 19 Sept. 1991
Job No: 91-047			

ANDREW WENKE

FINAL PLAN
MINOR SUBDIVISION